THE NEW YORK PUBLIC LIBRARY
ASTOR, LENOX AND TILDEN FOUNDATIONS.

The McKinley Herald.

VOL. I, No. 2. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. APRIL, 1905.

THE FLORIDA FREEZE DOES GREAT DAMAGE.

Fruit and Vegetables Ruined.

The following article is reprinted in part from the reports of the January freeze in Florida, published in the New York *Packer* of Feb. 4, 1905. The *Packer* is one of the most reliable trade journals, and is devoted entirely to the interests of the fruit and produce trade. Its reports are therefore unbiased statements of the disastrous conditions incident to Florida's annual freezes.

The advantages offered by the Isle of Pines in point of fertility of soil, freedom from frost, etc., could not be made plainer.

Wires to the "Packer."

LAKELAND, Jan. 31.—One-half of the strawberries were killed by the freeze. All oranges were killed and young trees as well. Grapefruit was destroyed and many trees killed. The cabbage was not seriously damaged. Lettuce was ruined. Celery was damaged. No report on pineapples.—*Lakeland V. & S. Union.*

ST. PETERSBURG, Jan. 31.—There was no damage by frost to citrus fruit on trees in this immediate vicinity. Pineapples, guavas, Avacado pears, mangoes and vegetables were damaged more or less according to location.—*A. J. Nye.*

TAMPA, Jan. 31.—The recent frost killed head lettuce and set back the new crop, which will probably be ready now in four weeks. Celery is also retarded about the same length of time and some was totally destroyed. Cabbage was killed. Oranges and grapefruit remaining on the trees were frozen and the young trees damaged, although old trees were not hurt. Some frozen fruit is being shipped. We understand that 90 per cent. of the pineapples on the east coast were injured.—*W. R. Fuller.*

ORLANDO, Jan. 31.—Oranges, grapefruit and pineapples were destroyed by the cold snap, except in a few protected spots. There were very few shedded pines saved by firing. There will be no spring crop of pineapples. Orange trees were not hurt. Celery is practically gone. All vegetables were frozen, except cabbage, beets,. turnips, carrots and peas. Tomatoes and beans will be replanted.—*J. Pepper.*

PLANT CITY, Jan. 31.—Oranges on trees were all frozen and ruined by the recent snap. Large trees were mostly unhurt. Small ones were killed. Grapefruit trees were worse hurt than oranges. Pineapples were hit hard. The crop is sure to be small. Strawberries fared better than expected. Will ship ten or twelve refrigerators this week. Potatoes that were planted are safe. Three-fourths of the cabbage is ruined and probably more.—*L. S. Sweat.*

DADE CITY, Jan. 28.—There were three heavy frosts this week and the thermometer yesterday at 2 a. m. was down to 16 degrees. All tender vegetables were killed. Only turnips and cabbage under half shade are exempt. Oranges, grapefruit, kumquats, tangerines and mandarins were all frozen on the trees where not fired. About one-fourth of the crop was on the trees and probably one-fourth of these were fired. The trees were not seriously injured, as they were dormant.—*W. E. Embry.*

VIEW ON THE CLEARED PART OF THE ORANGE GROVE TRACT.

Must Prepay Freight on Florida Fruits.

(From The Packer.)

The railroads are not slow to protect themselves, as will be noted by their recent order to the effect that all freight must be prepaid on shipments of oranges originating in Florida. This is to prevent the shipment of frozen stock to Northern points, whereby they might lose the freight charges or be obliged to sell shipments for account of the freight and not receive full charges.

How to Select Town Lots.

As explained in our prospectus, our town lots are divided into business lots and residence lots. With a purchase of one bond either one business lot or two residence lots are given. The business lots are separated from the residence lots by a line indicated on all of our town-site maps and running along Second street, Everett avenue, Clay avenue, Eighth street, Ninth street, Irving avenue and King avenue.

Only one lot inside of this line is given with each bond. Outside of this line two lots are given with each bond.

Some of our most desirable townsite properties are now open, and you can secure by an early purchase locations which within a few years will be worth hundreds of dollars. There are no restrictions as to building on any lots in the townsite excepting the few actually fronting on the Plaza or square.

Florida Products in New York.

(From the New York Packer.)

NEW YORK, March 18.—All kinds of fancy Florida stuff are in good demand and prices are firm. However, much poor stock is arriving and it sells under a wide range.

Beans are in heavier receipt and are down to $5, which is top for fancy. Peas are exceedingly scarce and ordinary sold this week at $12@14. Florida peppers are doing well at $3@3.50 per 6-basket crate. Eggplants are scarce at $4@5 per crate. Tomatoes are selling under a wide range with $4.50 for fanciest per crate. Lettuce, the best, is worth $3@4 per crate.

Grapefruit brings whatever it is worth from $1.50@3 and the offerings are large, but fruit is mostly ordinary, large and undesirable.

Fancy oranges will bring $5@6 per box, but little fancy offered. Arrivals of trashy stuff are large.

To Clear Fifty Acres Monthly

Important Resolutions Passed by the Board of Directors of the Tropical Debelopment Company.

WHEREAS, the Tropical Development Company has contracted to clear and plant the Manigua Orange and Grapefruit Groves, and is desirous of completing this work as expeditiously as possible:

NOW, THEREFORE, BE IT RESOLVED, that from this date at least 50 acres of the Manigua Orange and Grapefruit Groves tract shall be cleared, and the stumps removed therefrom, each month, and

RESOLVED, that the land, thus cleared, shall be ploughed, harrowed and leveled as fast as cleared, and

RESOLVED, that at least ten thousand budded orange and grapefruit trees two years old shall be planted within the next six months on said tract, and

RESOLVED, further, that the president be authorized, empowered and directed to carry out these resolutions as the executive officer of the Company at McKINLEY.

Buffalo, N. Y., March 24, 1905.

WORK ON THE MANIGUA ORANGE GROVES.

About 100 Acres Now Cleared.

The work of clearing the 500-acre tract for the Manigua orange and grape-fruit groves was started early in January, and although less than three months have elapsed, about 100 acres of this beautiful piece of fertile citrus fruit land have been cleared of the heavy growth of yellow pine timber which formerly covered it.

Our stump-puller and grubbing machine were bought in December, but owing to delays on the part of the manufacturers and the steamship freight agent in getting the shipments off, the machines have only recently arrived. The stumps have been removed from the greater part of the area already cleared, and now that the necessary implements have arrived, the work of stump-pulling will keep pace with the felling of the trees.

FUTURE PROGRESS.

Our board of directors, at a meeting held on March 24th, passed the important resolutions regarding the clearing and planting of the orange groves tract, which we publish in full in the adjoining columns of the HERALD. These resolutions answer conclusively the natural inquiry as to how soon the orange groves tract will be cleared and the planting started. By clearing 50 acres a month from this date, the company will have the whole 500 acres cleared the middle of December. Ploughing will go on rapidly as soon as the ground is softened by the spring rains, and planting will begin shortly.

Within the next six months over 100 acres of the groves are to be planted in two-year-old orange and grape-fruit trees budded to fancy-selected varieties of the choicest stock, which will be purchased from one of the most famous nurseries in Florida.

The purpose of the Tropical Development Company is to push all of its work just as fast as possible, and to complete the planting of the groves ahead of time. The contract is a pretty big one, but by careful, energetic management, it can be accomplished in good time and in a satisfactory manner, so that every tree in the groves will soon be a heavy dividend payer to our bondholders.

WORKING FORCE INCREASED.

At a meeting of the Board of Directors held April 4th, a resolution was passed directing that a cable message be sent to George Werner, superintendent of the company at McKinley, instructing him to increase the present clearing force to 40 men. This message was sent on April 5th, so that 40 men are now being put at work clearing the orange grove tract, removing the stumps and preparing for the ploughing, which will begin this month.

The resolution further provided for the continued employment of at least the same number of hands.

A full report on the amount of work done will be given to our bondholders every month, so that they will be kept informed on the progress being made in clearing and planting the Manigua orange grove tract.

The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES.

APRIL, 1905.

McKINLEY ITEMS.

Messrs. W. E. Poor and S. R. Corbin are camping on Tract No. 394, which Mr. Poor is developing, and are planting some vegetables for immediate use while they divide their time in clearing their tracts.

Mr. G. A. Ward, an experienced Erie County farmer, left for the McKinley colony on March 25th to make his home there. Mr. Ward will get his tract in shape for planting at once, and will doubtless ship a fine lot of vegetables next winter.

Mr. J. A. McNeill has been so busy helping other people build their houses that he hasn't had time to put up one for himself. Mr. McNeill is a first-class carpenter and his services have been invaluable in the colony. He has plans for a house that will be a beauty when he gets it up.

Our superintendent, George Werner, with the help of a number of our settlers, started the building of a bridge across the Del Medio River about the middle of March, and it was undoubtedly finished before this news reached us. The location selected is a little above the Del Medio ford, opposite the middle of the orange grove.

Mr. F. M. Neff and his brother are busy developing tracts 75 and 84, which are said to be two as pretty pieces of property as there are on the map. They expect to be joined shortly by Mrs. Neff and family, as well as by their father, Mr. E. N. Neff, who has purchased tract 84 for Mr. F. H. Neff since his son settled at McKinley.

The future of the Isle of Pines is assured by the energetic work of the settlers and investors now there and who are becoming interested there. Scores of our bond-holders have told us that they are going down to McKinley to live this summer and autumn, and we are confident that the colony will have a population of several hundred by next winter.

It is stated that a fine new fast passenger steamer is to be put on the route between the Isle of Pines and Batabano very shortly. The distance is only sixty miles as the steamer goes, and the trip could easily be made in four or five hours, thus affording a daily round trip and daily mail service. The present steamer Jas. J. Campbell is to be used as a freight boat.

The New York Public Library has written to ask that the HERALD be mailed regularly to the library, so that it may be kept on file there. This request will, of course, be complied with. As we have also received numerous inquiries from our bond-holders as to when the next number of the HERALD would be published, we begin to feel as if the little paper has some reason for its existence.

Mr. William Ayers and his son left for McKinley on Saturday, April 1, to live. Mr. Ayers is a contractor and builder of wide experience, and being a thoroughly practical man, he will no doubt make a great success of the 40 acres which he will clear, including his own land and that of Deputy County Treasurer Alexander Shepherd, adjoining. Mr. Shepherd's son will go down to McKinley next autumn.

PART OF OUR CLEARING FORCE AT WORK.

Several thousand crates of vegetables including peppers, egg-plant, tomatoes, cabbages, etc., have been shipped from the Isle of Pines this winter, and handsome profits realized by the American growers. These products find a ready sale in New York during January, February and March, at very high prices, as is shown by the market reports published elsewhere in the HERALD. We hope the McKinley colony's output will figure largely in next winter's shipments.

Messrs. George F. Young and Foster K. Young leave for McKinley in June to develop the holdings of the Young family and friends, amounting to some 100 acres. They will take with them a lot of fancy fowls, including some of the best Mediterranean breeds, also some fine hogs and a complete outfit of agricultural implements. The Messrs. Young are old, experienced Florida fruit growers, and will go into winter vegetable growing, citrus fruit culture and the raising of special Cuban fruits for the New York market.

Mr. J. P. Trible of Buffalo will take up his residence on his tract next autumn with a view toward making his home at McKinley. Mr. and Mrs. Trible will make many friends for the colony, as they are well-known in Buffalo. Mr. Trible has arranged for the importation of malaga grape cuttings or plants, and will undertake the cultivation of this and other fancy varieties of grapes. Mr. Trible has visited the grape-growing countries of Europe and is a firm believer in the possibilities of this profitable agricultural line in the Isle of Pines.

Mr. and Mrs. J. H. Bostwick, formerly of Buffalo, have built and are now occupying their house on Tract No. 421. As they left Buffalo on Jan. 21st, and did not get over to McKinley until about Feb. 1st, this is pretty quick work. They have also had their well dug and struck a good flow of pure drinking water at 15 feet. Returning visitors say that Mrs. Bostwick's beautiful hand-painted china gives the Bostwick home a very artistic interior. Good for the first lady at McKinley!

Mr. John Thomas of Buffalo has returned after a most enjoyable visit to his son, Mr. C. E. Thomas, at McKinley. Mr. Thomas has built a comfortable house on Tract No. 330, so that Mr. C. E. Thomas will be ready to receive his mother, his sister, and his wife and three children who left for the Isle of Pines on April 1st. The Thomas tracts look as if there had been something doing in the way of clearing during the past few weeks. Mr. Thomas is much pleased with the Isle of Pines in general and the McKinley tract in particular, and will return to the Island in the autumn.

Mr. Adam Gaiser has made Tract No. 369 look as if one of those "awful West Indian tornadoes" (of which we hear so much in Buffalo and see so little in the Isle of Pines) had struck it. The way he has tackled the yellow pines on his land would delight the soul of a Michigan lumberman. As a result he has over five acres cleared, and will be ready for his ploughing shortly. Furthermore, he has built a house, gotten his well dug, striking good water at 27 feet, and found time to write some of the most interesting letters imaginable back to Mrs. Gaiser and the boys here in frost-bitten, snow-bound old Buffalo. Now for that team of mules and those 400 orange trees, Mr. Gaiser!

Mr. Samuel R. Corbin has received a fine lot of seeds sent him by his mother, Mrs. M. A. Corbin of Buffalo. The seeds were delivered to Mr. Corbin through the kindness of Mr. Jason R. Gardiner of Buffalo, who visited McKinley in February to look over his property. Among the seeds was a lot of Kaffir corn, grown extensively in South Africa, where it is an important food product. Mrs. Corbin, who, by the way, knows a lot about farming herself, says she has planted this seed at her old home in Olean, but although it came up all right it did not fruit as the seasons here are so short. Mr. Corbin's experiment with this plant will be watched with great interest by others in the colony.

An Appreciative Visitor.

BUFFALO, N. Y., March 30, 1905.

Tropical Development Co.,

Buffalo, N. Y.

GENTLEMEN—I am pleased to inform you that I have returned from my trip to the Isle of Pines, well satisfied with conditions there and with the general appearance and situation of the McKinley tract.

While it is true that intending settlers should bear in mind that the country is new and, therefore, as yet in a crude state, and that one must be prepared for the inconveniences incident to a pioneer undertaking, nevertheless, the statements of fact which you make in your literature regarding fertility of soil, healthfulness of climate and safety of life and property are all, so far as I found at least, to be depended upon.

I believe that the financial returns you quote in your Prospectus can be realized by an experienced, energetic man who has some money to start with.

I had purchased a number of your bonds before visiting the Island and during my sojourn there I decided to increase my holdings.

Wishing you every success in this undertaking, and in anticipation of passing many other pleasant days at McKinley, I remain,

Yours very truly,

ALBERT B. YOUNG.

Where Skies are Blue.

A voice from the southern sea
Is calling—calling me,
Murmuring of flowers,
Of sunny hours,
Of life anew
Where skies are blue!

From mountains of ice and snow,
From wintry winds that, chilling, blow,
A voice, today,
Calls me away
Where grows the palm
In summer calm.

Where zephyrs wave sweet perfume,
Where blooms alway our rose of June,
Where ocean breeze
Plays through the trees
And gently showers
The citrus flowers.

O voice of the southern sea,
My heart responds to thee!
So bright are your flowers,
Your sunny hours,
This life anew
Where skies are blue!

MRS. C. F. LYMAN.

Batavia, N. Y.

WEATHER REPORT

Recorded by the Government Weather Observer of the Isle of Pines for August, 1904.

DATE	6:00 A. M.	12:00 M.	6:00 P. M.	MINIMUM	RAINFALL IN INCHES
1.	86	87	87	72	0.02
2.	85	87	87	72	.....
3.	87	89	88	75	.....
4.	88	87	87	71	1.00
5.	84	87	87	76	Trace
6.	85	88	87	77	Clear
7.	86	88	90	74	0.01
8.	88	88	89	74	Cloudy
9.	87	88	88	75	Clear
10.	87	88	88	76	Clear
11.	87	82	82	68	0.58
12.	87	88	87	76	Trace
13.	87	88	87	76	Trace
14.	87	88	91	74	Clear
15.	89	91	90	73	0.48
16.	88	88	87	76	0.01
17.	84	87	87	71	Clear
18.	87	90	91	71	0.28
19.	88	88	87	72	Clear
20.	87	88	87	76	Clear
21.	87	88	88	78	0.01
22.	86	85	84	72	0.55
23.	84	86	87	71	.....
24.	84	86	87	70	0.39
25.	85	87	87	76	Clear
26.	87	85	87	70	0.98
27.	86	87	87	73	0.06
28.	87	87	87	72	Clear
29.	87	87	88	74	.....
30.	88	87	88	73	.....
31.	88	87	87	78	0.29

The above report of the weather, as recorded in the Isle of Pines for the month of August, 1904, answers completely the question of how warm it is in the Isle of Pines in summer. A study of this very interesting table shows some remarkable facts. The highest temperature recorded for August, which is generally regarded as the hottest month of the year, was 91 degrees. This occurred on the 14th and 18th. The coolest day was the 11th, when the thermometer registered 68 degrees. Generally speaking, the temperature ranged from 72 degrees to 87 degrees.

Though August is supposed to be the height of the so-called rainy season, we find that the total rainfall for the month was only 4.65 inches, which is but an inch more rain than usually falls in Buffalo in the same month, and over an inch less than the rainfall generally is in Florida. There were 15 days when it did not rain at all.

Truly, the Isle of Pines is entitled to a reputation as a summer resort on this showing.

WANTED.—A man and his wife to go to McKinley, Isle of Pines, as cooks. Preference will be given to holders of our bonds, who wish to give some attention to improving their land. Apply to Tropical Development Co., 17 West Swan St., Buffalo.

CORRESPONDENCE FROM McKINLEY.

Below we reproduce a number of letters from our investors who have visited McKinley this winter, or who are now settled there. To those who are considering an investment in our company or who having invested are planning to move to McKinley very soon, these letters, expressing as they do the various points of view of the several writers, but all breathing the same spirit of confidence in the future of McKinley and satisfaction with their investments, should prove especially interesting.

The first letter we reproduce is from Mr. W. E. Poor, formerly of Michigan street, Buffalo. Mr. Poor was one of our pioneer settlers and we hear most encouraging accounts of the progress he is making in improving his property.

McKINLEY, ISLE OF PINES, W. I.,
Feb. 20, 1905.

Mr. F. A. Fernald, Treas. Tropical Development Co.:

MY DEAR MR. FERNALD—Sailing from New York, Dec. 24th last, on the Ward Line steamer Morro Castle, I reached Havana the following Wednesday morning and Nueva Gerona, Isle of Pines, the next day, having spent one day in the strange and very interesting city of Havana. My trip was in every way delightful and I wish to say that my expectations regarding this island have been more than fulfilled. I find a soil remarkable for its fertility, a climate unsurpassed, pure and wholesome water and lots of it. The native islanders, called Pinaros, are a simple, fun-loving people, very friendly to the Americans and who open their eyes in wonder at what we are doing here. My health was never better and my appetite simply ravenous. Every one of our colony seem to think that their acreage selected by chance is the best, which makes it pleasant all around. I certainly would not exchange mine for any that I have seen and $100 per acre would be no inducement for me to part with it.

Finding that two can work together to better advantage than each can alone, Mr. S. R. Corbin of Buffalo and myself have joined forces and work together alternately from my tract to his. We are living in tents, cooking over a camp fire, and thoroughly enjoying the novelty of the arrangement. We have one and one-third acres cleared and stumps nearly out and are going to have it plowed this week. Mr. Hayes, our President, is supervising the clearing of the Manigua Groves and has made great progress for the time the work has een under way, some 55 acres being already cleared. (Editor's note: This was the clearing to Feb. 20th, since which time the work has been steadily progressing until at this date, March 25th, the clearing exceeds 80 acres.) He is a very busy man, with a multitude of details to look after, but for all this he has always time to counsel and advise with his colonists, besides extending the courtesy of a new country to visitors from the States. As for myself, I am very optimistic over the future outlook for the Island and particularly for our colony. All conditions here are at present in the crude and no one should come here expecting to find home comforts or conveniences. These will come later. But if any one with a little cash will come here and work consistently with both head and hands and live simply for a time there is no reason why they should not make an unqualified success.

Thanking you for past courtesies extended and hoping to see you down here in the near future, I am,

Yours sincerely,
(Signed) W. E. POOR.

* * *

Among the recent visitors to McKinley was Mr. Michael Mascheeco of the well-known firm of Mascheeco, Kolb & Co., fish dealers, of 40-42 Washington market, Buffalo. Mr. Mascheeco expresses himself as delighted with the Isle of Pines and predicts a great future for McKinley. He was very much pleased with the selection of land he had made, which he visited and inspected thoroughly. Mr. W. J. Peckover of Lake View, New York, made the trip to McKinley in company with Mr. Mascheeco. Mr. Peckover writes of his trip very interestingly. We reproduce his letter below:

LAKE VIEW, March 9, 1905.

Reese P. Risley, Esq.:

MY DEAR SIR—I have just returned from my trip to the Isle of Pines. I found a delightful climate; temperature 75 degrees; weather clear and the air very pure. The thermometer varies but about five degrees from day to day, a variation of about 10 degrees between day and night. I saw the company's workmen clearing the land for the Orange Groves. They are doing well. I also saw some of the bondholders clearing their land and building their homes. I wish I were one of them and if I live till next fall I will be one of them. I am sure the soil will do all that the company says it will. I saw tomato seed coming through the ground three days after they had been planted.

Very respectfully,
(Signed) W. J. PECKOVER.

* * *

Mr. Adam Gaiser, formerly of Buffalo, N. Y., speaks of McKinley in a letter to a friend in Buffalo, as follows:

"McKINLEY, ISLE OF PINES,
Jan. 22, 1905.

Mr. Nicholas Popp, Buffalo, N. Y.:

DEAR SIR—You asked me to write to you in regard to this country and climate here on the Isle of Pines. Well, Nic, I cannot express myself. Really, I must say to you that it is altogether better than the Messrs. Risley in the Buffalo office told me. I am sure that they do not tell you anything that is not true. You will surely find it a great deal better than they say. Now, Nic, I *did* come and I am glad of it, and we have had a harder time than any one after us will have; but, nevertheless, I will surprise you, should you come down here in a year from now.

I have a fine tract of land—it suits me all right and I am well satisfied with it. I tell you, Nic, it is all so nice you cannot locate a poor tract, *as there are none*, and this Company has the *best proposition* of any Company I ever heard of.

We have people from the States, especially Florida, come out here to McKINLEY just to see our land. They are satisfied there is no better. The climate is fine. We are working in the woods every day and stand it all right. We intend to go on our tracts in the near future. We are at it with hands and feet.

Good-bye, write soon.

Yours truly,
ADAM GAISER."

* * *

We have been permitted to reproduce extracts from a very interesting letter from Mr. Samuel Corbin, formerly of Buffalo, N. Y., to his cousin, Mr. C. B. Corbin of Belmont, N. Y. We believe that it will prove extremely interesting to any one interested in McKINLEY, as Mr. Corbin is a close observer and one of our pioneer settlers.

"McKINLEY, ISLE OF PINES, W. I.,
Feb. 13, 1905.

DEAR COUSIN CLAIR—I received your letter today and very welcome it was, if unexpected. Having a little spare time I comply with your request for a speedy answer and will do the best I can.

I am living in a tent along with another fellow from Buffalo and it averages us about $3.00 a week to live. We are helping each other alternately to clear our tracts. I am chief *cook* or *chef* and high kicker as far as the culinary department goes, but we are partners as far as the eating goes. We enjoy tent life very much as the evenings are very cool; in fact so much so that a double blanket is necessary on the bed. The temperature during the day runs up to 84 or 86 degrees at noon; but instead of fagging one it seems to invigorate. I have never had such an appetite in my life as I have here. While we miss our pie and cake we have the plainer foods and they disappear pretty quick when we sit down to eat. My partner and I each have a tent and use one to sleep in and the other for a store-room. We are going to build a kitchen 8x10 so as to have a stove for baking, all our cooking so far being done on a dug-out with a large sheet of tin for a top.

We have been camping out for two weeks now on tract 394 and have about an acre cleared and ready to plow which we will do as soon as possible so as to have our own garden products.

Regarding the investment, I can't see anything to deter any one with a little capital and pluck from being independent in a few years. It will take quite a lot of hard work to get it started, but when once under cultivation is very easy to keep up. The object here is to get your stuff to market when the prices are highest. New York will be the objective point for nearly all the products in fruits and vegetables, while the eggs and honey find a ready market at Havana. While your orange trees are coming into bearing you can plant pineapples and vegetables between the trees without harming the orange trees in the least. The crops for commercial purposes will, of course, be planted in the fall and be shipped in January and February when the prices are high. During the summer you can plant just enough for your own use and cultivate your orange trees. Yes, I think the investment is the best ever offered, but it all depends on the man. If he attends to business and not let the land go as it pleases he is bound to make a success of it; but if he comes here without any ambition and expects to have it easy and make a success of it he had better stay at home. I am going to make enough off of five acres of my tract this fall to pay for the whole business, if nothing happens. The climate is the healthiest that you can find anywhere, with plenty of pure, clear water, with a magnesia flavor, which is the best kind for kidney troubles.

If you buy you had better come down now, so as to have some cleared for fall. I count on $2.50 to $3.00 a week for expenses. A house of four rooms would cost $100, besides the cost of putting it up. All the lumber is rough pitch pine, as we have no planing mills here yet. The houses, of course, are different in a way, but are adapted to the climate. A house built as the northern houses would not do here. There are no cellars under them, as it is cooler outside. If you want to cool anything here you hang it up. But if you both come now and bring a tent it will be all right until you can get a small house up. You could camp near me and use our kitchen.

You can get all the tools you need here in the line of axes, hoes, shovels and picks and saws. Anything extra can be shipped from Havana.

The native horses here are not good for working but only for saddle purposes. They generally use mules or oxen. A good team of mules will cost $400, but it is cheaper to hire your plowing done than to keep a team. American horses shipped here do not stand it well and 25 per cent. die. Even if they live through the climatical fever they are no good afterwards to work. There are at present one family and about 10 men here who own tracts and are clearing them off. In moving here it is more a question of what should be left behind rather than what should be taken, for housekeeping here is very different from in the North. The difference is largely a matter of climate and the American housewife soon learns to compromise with the Cuban customs and manners to lighten her labors and add to the family's comfort. All carpets and heavy woolen garments may be left behind, for winter winds never blow here and floors are left bare for coolness and comfort. It is a matter of taste if you prefer a number of rugs, but heavy carpets are unknown here. Thus it will be seen that housekeeping is much easier here than in the States. One sees less ornaments and fancy articles in the houses. The porch takes the place of the family parlor in the evenings. The table also undergoes a change in adjusting itself to the climate. In Cuba the first meal is generally a very light one, consisting of coffee, bread and fruit. After being here awhile an American will prefer this light meal to the heavier ones accustomed to at home. This meal is styled Coffee. Breakfast comes at noon, which is heavier. Dinner comes at 5 or 6 p. m. and is the most substantial meal of the day.

Every family can raise all the fruits and vegetables for their own use and *all seasons of the year*. The only thing lacking here now is fresh meat, but after the people begin to settle here in numbers large enough to warrant it butchering fresh meat will no doubt be in vogue. Chickens are easily raised here and eggs sell for five and six cents each.

This is strictly an American community and there are twice as many Americans here on the Island as there are natives. The natives are very quiet and sociable and seem somewhat different from the Cubans. In this letter when I speak of "here" I mean the Island in general, unless I mention McKinley in particular.

Now, in regard to a location, pretty near all the land is good. I have tracts Nos. 262 and 263, and have applied for three or four acres on No. 278.

This is as far as I can go. If you decide to buy I think you can find no better investment anywhere. About coming here with your wife, I don't like to advise you either way. Personally, I would move here bag and baggage, but would leave the heavier things at home. There is no duty on household goods. I would bring a tent along for the present until I decided what I wanted to do.

Hoping you decide to invest and that I will see you and your wife here soon,

I am, as ever,
SAM.

Advance in Price of Bonds

We wish to impress upon our readers that the offer of the Tropical Development Company's profit-sharing Gold Bonds with bonus of fertile plantation acreage, or city lots, at the present price of $80 each is limited and will expire as soon as the few remaining bonds reserved for sale at $80 are disposed of.

We have no fixed date for advance in price. This depends upon the number of bonds sold; but it is *absolutely certain* that within *a very short time* the few remaining bonds for sale at $80 will be subscribed for. After they are sold the price of all bonds will be *advanced*.

In order to avoid disappointment, fill in the subscription form enclosed herewith and mail it to us today with your remittance.. If your subscription reaches us before the balance of our bonds offered at $80 are sold, your application will be accepted. If not, your money will be refunded unless you wish to buy at the increased price.

Why toil and freeze here when you can start on the road to success and perhaps FORTUNE by accepting our great offer *now?*

AN INTERESTING SOCIAL EVENT.

The First Bride and Groom at McKinley.

MR. AND MRS. F. W. MOYER
announce the marriage of their
daughter,
ELSA PEARL,
to
W. ADRIAN RUCK DE SCHEL,
on Wednesday, February the twenty-second,
Nineteen hundred five.
Havana, Cuba.

At home:
Lazo De Oro,
McKinley, Isle of Pines,
West Indies.

The above announcement of the wedding of Mr. W. A. Ruck de Schel, formerly of Buffalo, and Miss Pearl Moyer, formerly of Wauseon, Ohio, has been received by friends of the happy young couple, fulfilling the prediction made in the HERALD in February that orange blossoms would soon be needed at McKinley.

Mr. Ruck de Schel and his partner, Mr. J. H. McGillis, were two of those to be famous as the first five who formed the pioneer corps of the new American colony which pitched their tents on the McKinley tract about Jan. 1, 1905. As soon as he had adequate preparations made to receive his bride and the other ladies of the family, Mr. Ruck de Schel prevailed upon his fiancee to come down to the Isle of Pines to be married. Accordingly, on Saturday, Feb. 18th, Miss Moyer sailed from New York on the good ship "Morro Castle" of the Ward line for Havana, accompanied by Mrs. Nellie E. Waters and Miss Ruck de Schel of Buffalo. A party of friends saw them off for New York on the Empire State express when it pulled out of Buffalo on Thursday, and wished them a safe and pleasant trip, which in the case of the bride-elect was extended to the lifetime voyage upon which she was embarking.

It was originally intended to have the wedding ceremony performed at McKinley, but owing to the absence from the island of Mr. Freasze, the Methodist minister, it was decided that the marriage should take place in Havana, where Mr. Ruck de Schel and Mr. McGillis, as best man, had met the ladies on their arrival. The wedding was held at 5:30 p. m. on Washington's birthday, at Candler College, Virtudes 10, Havana, the ceremony being performed by the American M. E. minister in Havana. The next day the wedding party proceeded to the Isle of Pines on the steamer James J. Campbell, and the happy young couple received the hearty congratulations and good wishes of the entire colony. They have taken up their residence in the comfortable house which Mr. Ruck de Schel has built on Tract No. 370, and the HERALD extends to them its best wishes for a long and prosperous life "'neath the shade of the sheltering palm."

Our special correspondent informs us that there is some talk of another wedding at—but, pshaw! our wireless telegraph service is not working well yet, and we can't make out the names of the principals very clearly, so we shall have to reserve our announcement for a later issue.

Shipping Goods to the Isle of Pines.

Many of our prospective settlers have asked us for directions as to shipping household goods, tools and agricultural implements to their future homes at McKinley. There are two routes by which such shipments may be made. One is by rail to New York City and thence by Ward Line steamer to Havana, and from Havana via the United Railways of Havana, in combination with the Steamer "Jas. J. Campbell" through to Nueva Gerona. Household goods that have been in use for more than one year are admitted to Cuba free of duty. The rate on such goods from Buffalo to New York, by any of the railroads is 39c per cwt., from New York City to Havana by the Ward Line steamer is 25c per cwt., and from Havana to Nueva Gerona the rate is about 33c per cwt., making a total of about 96c per cwt. from Buffalo to Nueva Gerona. Goods cannot be billed through from this country to the Isle of Pines by this route.

The other route is by rail to Mobile, Ala., and thence by the Pearcy Line of schooners, office No. 6 North Water street, Mobile, direct to Nueva Gerona. The Pearcy Line now has two schooners running, one of which sailed from Mobile on March 20th, and they announce the next sailing as April 10th. The railroads quote a rate of 60c per cwt. from Buffalo to Mobile, and the Pearcy Line charges 15c per cubic foot from Mobile to the Isle of Pines.

The greatest care must be taken to have the packing, marking and invoicing of goods comply with the Cuban Customs regulations in order to avoid expense and delay. The weight of each case with its cover should be taken before filling the case, a list of all the articles that go into each case should be made, stating the materials of which they are composed, then the weight of each case should be found after it is packed. The freight agent who first receives the goods is obliged to obtain the total weight of the shipment, and probably he will give the separate weights of each package if requested.

Each case must also be numbered, a list of the goods must be made, giving the number of each case and what each one contains, also the gross weight and the net weight, and the estimated value of each article, or dozen, or set of articles. Four copies of this list must be made out, one to be kept by the owner. Printed forms for them may be obtained from this office, 15 cents for four.

We advise the employment of an agent to have the invoice certified by a Cuban consul in this country, and to attend to the Custom House business at Havana, or Nueva Gerona, and we can recommend the Cuban and Pan-American Express Co., 136 and 138 Franklin street, New York, for shipments going via New York, or the Pearcy Line, for shipments going via Mobile. Three copies of the list of goods must be turned over to the agent. Cases should be addressed, not to the owner, but to the Express Company or the Pearcy Line "for" the owner.

All freight must be prepaid on these shipments, and we would suggest that any one who contemplates shipping goods, should communicate with our office for certain further directions that may be needed.

Isle of Pines Bank.

That the increasing business on the Isle of Pines is demanding constantly-increasing facilities was shown by the organization early in February of a bank, which will be located at Nueva Gerona. The need of such an institution had been growing for two or three years and had become so pressing as to assure the success of the enterprise. The capital of $25,000 was all guaranteed in one hour, but with an agreement that business men of the island who desired to subscribe for small amounts of stock should be permitted to do so. The directors are: T. J. Keenan, president; William Mason, vice-president; J. I. Anderson, secretary; J. M. W. Durant, counsel, together with Horace P. Hayes, James A. Hill and Benito Ortiz. A two-story building, nearly opposite the American Hotel, was leased for five years as quarters for the bank, and a committee of stockholders, consisting of S. H. Pearcy, J. I. Anderson and H. P. Hayes, appointed to put the building in order and obtain the furniture. It is expected to have the bank open in April.

Fare to the Isle of Pines.

The fare to the Isle of Pines is $32.50 from Buffalo via New York and Ward Line to Havana and rail and steamer over to the Isle of Pines. This includes intermediate accommodations on the steamer, which are comfortable, though not so elaborate as the first cabin. Steamers leave New York every Saturday, but when you think of going write to us for important additional information.

An Illustration of Our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

	Monthly	Every 3 months	Every 6 months	Yearly
1 bond .	$ 1.67	$ 5.00	$ 10.00	$ 20.00
2 bonds.	3.34	10.00	20.00	40.00
3 bonds.	5.00	15.00	30.00	60.00
4 bonds.	6.67	20.00	40.00	80.00
5 bonds.	8.34	25.00	50.00	100.00
6 bonds.	10.00	30.00	60.00	120.00
7 bonds.	11.67	35.00	70.00	140.00
8 bonds.	13.34	40.00	80.00	160.00
9 bonds.	15.00	45.00	90.00	180.00
10 bonds.	16.67	50.00	100.00	200.00
11 bonds.	18.34	55.00	110.00	220.00
12 bonds.	20.00	60.00	120.00	240.00
15 bonds.	25.00	75.00	150.00	300.00
20 bonds.	33.34	100.00	200.00	400.00
24 bonds.	40.00	120.00	240.00	480.00

If you pay all cash for your bonds at time of purchase you get a discount of Ten Per Cent., and thus save $8 per bond.

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $80 each and pay only $20 down on them as your first payment. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. Horace P. Hayes, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $20 down and $20 a month for four years you can secure 12 of our Gold Bonds at $80 and get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

Young orange trees one year from the bud are now sold in the Isle of Pines at from 25c to 30c each. These trees are of hardy stock and are budded to choice varieties.

McKINLEY, ISLE OF PINES

A City of Orange Groves in the American District of Cuba.

Founded by the TROPICAL DEVELOPMENT COMPANY,

17 West Swan Street, Buffalo, N. Y.

Frontier and Bell Telephones
Local and Long Distance

THE FIDELITY TRUST COMPANY, BUFFALO, N. Y., TRUSTEE AND REGISTRAR OF BONDS.

OFFICERS AND DIRECTORS:

President, HORACE P. HAYES.....Wholesale and Retail Drugs
Vice-President, JAMES A. HILL.....Publisher, New York
Treasurer, FREDERIK A. FERNALD.....Capitalist
Secretary, MARC W. COMSTOCK.....Attorney
JOHN M. HULL.....Vice-President, J. W. Ruger Manufacturing Co.
HON. ERASTUS C. KNIGHT.....Mayor of Buffalo
HON. HENRY H. PERSONS.....President, Frontier Telephone Co.
REESE P. and HOWARD S. RISLEY.....Land Commissioners

BANK OF BUFFALO, BUFFALO, N. Y. ROYAL BANK OF CANADA, Havana, Cuba, Authorized Depositories.

SEND FOR OUR ILLUSTRATED PROSPECTUS.